

BY-LAW NO. _____

A By-law to amend CD-1 (642) By-law No. 11658

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of By-law No. 11658.

2. Council adds the following as a new section 4.3:

“4.3 The design and layout of at least 35% of the secured market rental dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council’s *“High Density Housing for Families with Children Guidelines”*.”

3. In section 5.1, Council strikes out “67 065 m²” and substitutes “75 081 m²”.

4. In section 5.1(a), Council strikes out “55 750 m²” and substitutes “65 016 m²”.

5. In section 5.1(b), Council strikes out “11 065 m²” and substitutes “10 065 m²”.

6. In section 5.3(a), Council strikes out “8%” and substitutes “12%”.

7. Council adds the following as a new section 5.6:

“5.6 The gross floor area for each of sub-areas B, C and D must not exceed the maximum for that sub-area as set out in the table below.

Sub-area	Maximum Gross Floor Area
B	20,129 m ²
C	5,963 m ²
D	22,313 m ²

”.

8. Council adds the following as a new section 5.7:

“5.7 The commercial floor area for each sub-area must not be less than set out in the table below.

Sub-area	Minimum non-dwelling use Gross Floor Area
A	6,499 m ²
B	2,647 m ²
C	224 m ²
D	695 m ²

9. In section 6, Council strikes out “solely for the purpose of height calculation.”

10. In section 7.2, Council strikes out the table and substitutes the table below:

“

Sub-area	Maximum building height
A	65 m
B	57 m
C	60 m
D	72 m

”.

11. Council adds the following as section 8, and re-numbers the remaining sections accordingly:

“8. Horizontal angle of daylight

8.1 Each habitable room must have at least one window on an exterior wall of a building.

8.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

8.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

8.4 The Director of Planning or Development permit Board may relax the horizontal angle of daylight requirement if:

- (a) The Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
- (b) The minimum distance of unobstructed view is not less than 3.7 m.

8.5 An obstruction referenced to in section 6.2 does not include:

- (a) Any part of the same building including permitted projections; or

- (b) The largest building permitted under the zoning on any site adjoining CD-1 (642).

8.6 A habitable room referred to in section 6.1 does not include:

- (a) A bathroom; or
- (b) A kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m². ”.

12. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

13. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2018

Mayor

City Clerk